

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Racine

State: WI

PJ's Total HOME Allocation Received: \$11,885,569

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
				PJs in State:	10	
<u>Program Progress:</u>						
% of Funds Committed	99.05 %	96.45 %	3	92.82 %	90	91
% of Funds Disbursed	93.76 %	91.96 %	3	82.38 %	91	92
Leveraging Ratio for Rental Activities	3.89	3.6	6	4.55	50	44
% of Completed Rental Disbursements to All Rental Commitments***	97.03 %	98.65 %	7	80.69 %	40	55
% of Completed CHDO Disbursements to All CHDO Reservations***	77.80 %	79.72 %	6	67.01 %	60	64
<u>Low-Income Benefit:</u>						
% of 0-50% AMI Renters to All Renters	60.00 %	76.13 %	10	79.23 %	12	10
% of 0-30% AMI Renters to All Renters***	30.43 %	50.67 %	6	44.47 %	28	26
<u>Lease-Up:</u>						
% of Occupied Rental Units to All Completed Rental Units***	89.57 %	86.71 %	7	93.93 %	17	17
<u>Overall Ranking:</u>			In State:	7 / 10	Nationally:	57 56
<u>HOME Cost Per Unit and Number of Completed Units:</u>						
Rental Unit	\$24,518	\$14,368		\$24,984	115 Units	8.30 %
Homebuyer Unit	\$8,230	\$13,942		\$14,192	799 Units	57.90 %
Homeowner-Rehab Unit	\$11,905	\$15,572		\$20,036	152 Units	11.00 %
TBRA Unit	\$581	\$2,590		\$3,164	314 Units	22.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Racine WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,187	\$34,521	\$14,013
State:*	\$61,871	\$71,084	\$17,325
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	19.2	24.6	75.7	22.9
Black/African American:	64.4	31.9	13.2	66.6
Asian:	0.0	0.2	0.0	0.3
American Indian/Alaska Native:	0.0	0.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.9	0.0	0.0

ETHNICITY:

Hispanic	16.3	42.0	11.2	10.2
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HOUSEHOLD SIZE:

1 Person:	28.8	19.0	34.2	67.2
2 Persons:	21.2	13.0	30.9	19.1
3 Persons:	14.4	22.8	15.1	8.6
4 Persons:	9.6	21.0	6.6	3.5
5 Persons:	13.5	14.6	6.6	1.6
6 Persons:	6.7	7.7	3.9	0.0
7 Persons:	2.9	1.3	1.3	0.0
8 or more Persons:	2.9	0.7	1.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.7	21.2	36.8	75.2
Elderly:	1.9	2.0	19.1	1.6
Related/Single Parent:	45.2	34.1	17.1	21.3
Related/Two Parent:	13.5	37.0	22.4	1.6
Other:	6.7	5.7	4.6	0.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.6	0.2 [#]
HOME TBRA:	0.0	
Other:	5.8	
No Assistance:	83.7	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Racine State: WI Group Rank: 57
 (Percentile)
 State Rank: 7 / 10 PJs Overall Rank: 56
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	97.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	77.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	60	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	89.57	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

